

East Norbeck Local Park Expansion -- No. 058703

Category **M-NCPPC**
Agency **M-NCPPC**
Planning Area **Olney**
Relocation Impact **None.**

Date Last Modified
Previous PDF Page Number
Required Adequate Public Facility

October 27, 2005
NONE
NO

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY05	Est. FY06	Total 6 Years	FY07	FY08	FY09	FY10	FY11	FY12	Beyond 6 Years
Planning, Design and Supervision	388	7	118	263	90	139	34	0	0	0	0
Land											
Site Improvements and Utilities	3,006	0	0	3,006	41	2,657	308	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	3,394	7	118	3,269	131	2,796	342	0	0	0	0

FUNDING SCHEDULE (\$000)

Program Open Space	2,369	0	0	2,369	38	2,086	245	0	0	0	0
Contributions	280	0	118	162	93	69	0	0	0	0	0
Park and Planning Bonds	745	7	0	738	0	641	97	0	0	0	0

ANNUAL OPERATING BUDGET IMPACT (\$000)

Maintenance				0	0	0	0	0	0	0	0
Energy				20	0	4	4	4	4	4	0
Program-Staff				117	0	23	23	23	23	25	0
Program-Other				35	0	7	7	7	7	7	0
Cost Savings				0	0	0	0	0	0	0	0
Offset Revenue				0	0	0	0	0	0	0	0
Net Impact				172	0	34	34	34	34	36	0
Workyears				2.5	0.0	0.5	0.5	0.5	0.5	0.5	0.0

DESCRIPTION

East Norbeck Local Park is a 25-acre park located on the north side of Norbeck Road (MD 28) east of Georgia Avenue. A proposed 300 foot right-of-way for the Intercounty Connector is located along the north and eastern property line. The park originally consisted of 10 acres and was developed in the early 1970's. The existing facilities include a softball field, a baseball field, a soccer field overlay, two lighted tennis courts, a lighted basketball court, a playground, a picnic shelter with restrooms, and a small asphalt parking lot.

An additional 15 acres were added in 1997 primarily to expand the undersized parking lot and provide more recreation facilities. Proposed facilities include an enlarged parking lot, a path network connecting the parking lot to the facilities, a natural surface trail, picnic pavilion, restrooms, lighted tennis courts, lighted basketball court, playground, soccer/lacrosse field, expanded and realigned baseball and softball fields that do not overlap.

JUSTIFICATION

Parks, Recreation and Open Space master plan (PROS): A Local Land Preservation and Recreation Plan, approved by the Montgomery County Planning Board in July, 1998 and PROS Implementation Plan, 2001. In July 1997, after requests from the community and the Montgomery County Department of Recreation, M-NCPPC purchased an adjoining 14.78-acre parcel for the purpose of providing additional parking to address a long-standing and potentially dangerous parking condition, and for possible expansion of park facilities. The acquired parcel wraps around the existing 10-acre park on the north and east, and generally gently slopes towards the two bisecting streams. Formerly cultivated, the property is basically devoid of trees except for scattered vegetation along the Norbeck Road frontage, and in areas immediately adjacent to the stream making it suitable for park development.

In June 2003, the Planning Board approved a facility plan to incorporate the acquired acreage into the park, provide an adequate amount of parking within the park to support park facilities, improve existing, worn, and functionally obsolete facilities within the park and accommodate future master planned road improvements.

Plans and Studies

Park User Survey, 2000; Olney Master Plan, 1980. A review of impacts to pedestrians, bicycles and ADA (Americans with Disabilities Act of 1991) requirements will be performed and addressed by this project. Traffic signals, streetlights, crosswalks, bus stops, ADA ramps, bikeways, and other pertinent issues will be considered in the design of the project to ensure pedestrian safety.

Cost Change

Increase due to industry-wide cost increases and inflation.

APPROPRIATION AND EXPENDITURE DATA

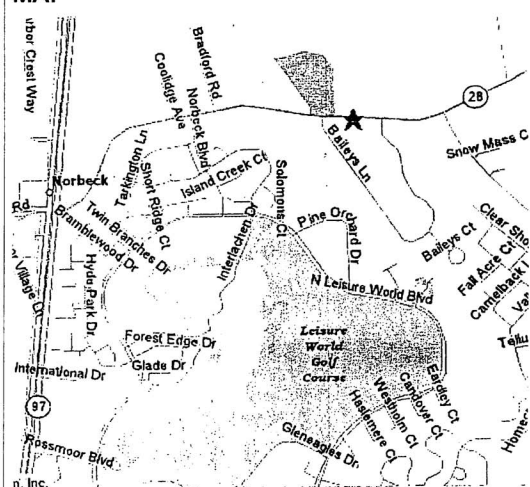
Date First Appropriation	FY05	(\$000)
Initial Cost Estimate		0
First Cost Estimate		
Current Scope	FY05	2,615
Last FY's Cost Estimate		2,615
Present Cost Estimate		3,394
Appropriation Request	FY07	3,160
Appropriation Req. Est.	FY08	0
Supplemental Appropriation Request	FY06	0
Transfer		0
Cumulative Appropriation		234
Expenditures/Encumbrances		7
Unencumbered Balance		227
Partial Closeout Thru	FY04	0
New Partial Closeout	FY05	0
Total Partial Closeout		0

COORDINATION

Facility Planning: Local Parks PDF 957775

M-NCPPC asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

MAP



STATUS

Final design stage. Construction is scheduled for late FY07 through FY09.

FISCAL NOTE

The Planning Board proposes to use the funds required by the conditions of approval of the Small's Nursery property to construct the soccer field. Because the developer had already designed the soccer field prior to a Maryland State Highway Administration (SHA) decision on nearby intersection improvements, the Planning Board and SHA have resolved to enter into an agreement that will include provisions for payment to M-NCPPC of approximately \$46,000 to cover, among other things, costs of designing a soccer/lacrosse field and associated improvements at East Norbeck Local Park. The conditions of approval of the Small's Nursery project also required the developer to post a bond in the amount of \$234,000 toward the construction of a soccer field to serve the area.